

CERTIFICATE OF INSPECTION
VALID FOR ONE YEAR

Address:	19 Eldred Ave.	Date:	July 23, 2015
Perm. Parcel No:	811-18-064	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Dana R. Jewell	Maximum Occupancy:	7 persons
Mail to:	same	Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

GENERAL ELECTRICAL ITEMS:

1. All circuits in the main fuse box/load-center must be identified/labeled on the panel cover or next to breaker/fuses.

GENERAL PLUMBING ITEMS:

2. Install an air admittance valve and p-trap under kitchen sink and replace no-hub band in basement with a stainless steel back no-hub adaptor on kitchen sink drain.

1ST FLOOR - BATH ITEMS:

1. Caulk base of toilet leaving 1/2" in rear without caulk.
2. Caulk backsplash of sink.

2ND FLOOR - BATH ITEMS:

1. Caulk base of toilet leaving 1/2" in rear without caulk and install toilet bowl caps.

INTERIOR ITEMS:

1. Install a new smoke detector on the second floor level and in each bedroom.

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.

CITY OF BEDFORD BUILDING DEPARTMENT

Inspector: **Robert Brown**